

**TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 192
(as amended by Section 10 of the Planning and Compensation Act 1991)**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2010: ARTICLE 35**

Council Reference: D0025.25

REFUSAL OF CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

The Council of the London Borough of Havering hereby determine that on 17th January 2025 the operations described in the First Schedule to this notice in respect of the land specified in the Second Schedule to this notice and hatched on the plan attached to this notice would not have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

- 1 Insufficient information has been provided as to the level of care and how the residents would form a single household. Based on the proposed plans and supporting information that has been provided, the nature of the operation would be materially different to the lawful use as a single dwelling within Class C3 in terms of nature of accommodation, layout and intensification of use of the property. The proposed use would fall under Class C2 (Residential institutions) and would require separate planning consent.

Informatives

Schedule 1

Certificate of Lawfulness for the change of use from dwelling (Use C3(a)) to a care home for the support of six people (Use Class C3(b)).

The above decision is based on the details in drawing(s)

61HR/28

61HR/20 Issue A

61HR/21 Issue B

61HR/22 Issue A

61HR/23 Issue A

61HR/24 Issue A

61HR/25 Issue A

Schedule 2

61 Havering Road Romford

Signed:



Authorised Person

On behalf of the London Borough of Havering

Date: 25th April 2025

Note:

1. This certificate is issued solely for the purposes of Section 192 of the Town and Country Planning Act 1990 (as amended).

NOTES IN CONNECTION WITH REFUSAL OF APPLICATIONS FOR

CERTIFICATE OF LAWFULNESS OR MODIFICATION TO DESCRIPTION

- (1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or to modify the description, an appeal may be made to the First Secretary of State at the Department for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House. 2 The Square. Temple Quay. Bristol BS1 6PN or from the Planning Inspectorate's web site, www.planning.inspectorate.gov.uk)
- (2) When submitting the completed appeal form to the Planning Inspectorate, a copy be sent to Planning, London Borough of Havering, Town Hall,, Main Road, Romford, RM1 3BB. The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise these powers unless there are special circumstances which excuse the delay in giving notice of appeal.